

20 NORTH 3RD STREET
LAFAYETTE, INDIANA 47901-1209

August 22, 2013
Ref. No.: 13-241

(765) 423-9242
(765) 423-9154 [FAX]
www.tippecanoe.in.gov/apc

SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

West Lafayette Common Council
609 West Navajo
West Lafayette, In 47906

CERTIFICATION

RE: **Z-2530--MHG HOTELS, LLC – Sanjay Patel (Hampton Inn and Suites PD) (GB to PDNR):**

Petitioner is requesting rezoning on approximately 2 acres for a 4-story hotel containing 105 rooms with a 105-space parking lot. The property is located at the southwest corner of the intersection of State Street and Tapawingo Drive, West Lafayette, Wabash 19 (SE) 23-4 and Wabash 20 (SW) 23-4.

Dear Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on August 21, 2013 the Area Plan Commission of Tippecanoe County voted 9 yes - 0 no on the motion to rezone the subject real estate from GB to PDNR. Therefore, the Area Plan Commission of Tippecanoe County recommends to the West Lafayette Common Council that the proposed rezoning ordinance be APPROVED for the property described in the attachment, contingent on meeting all requirements of UZO 2-28-10 for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B2-2;
3. A final plat per UZO Appendix B-3-2 as applicable;
4. Appropriate surety submitted with final detailed plans;
5. With the submission of the Final Detailed Plans, the Final Plat shall contain a city maintenance and public access easement over those areas of the public plaza that lie within the hotel's property boundary;
6. Final design and location of the monument signage for the project shall be subject to the approval of the Administrative Officer as part of the Final Detailed Plan approval;
7. As private signage is not permitted in the right-of-way, the proposed monument sign along the project's State Street frontage must be located on the hotel property, but may have a zero-foot setback from the property line. Plans shall be amended accordingly and the final location of this monument sign shall be approved by the Administrative Officer as part of the Final Detailed Plan approval;
8. Item #9 in the Project Narrative (Sheet C901) concerning the pedestrian plaza shall be amended as follows:
"As an enhancement to the streetscape in the area, and to provide both a focal point for this Project and a welcoming gateway opportunity space for the city, a

public pedestrian plaza ("Plaza") will be created at street level as conceptually shown on the plans and more specifically shown on the **Exhibit** accompanying the **Staff Report Addendum** dated August 15, 2013. As part of the Final Detailed Plan submission, subject to the approval of the Administrative Officer, the hotel ownership shall submit plans for and build the foundational space on which the public plaza is to be constructed. The work of designing this foundational space shall be a collaborative effort between the city staff and its consultants and the hotel ownership. The hotel ownership shall be responsible for bearing the costs of the grading work, any necessary utility relocation work as well as installing retaining walls, railings, grass seeding and other items and features deemed necessary by the Administrative Officer to establish the foundational space on which the public plaza shall be constructed. In reaching an agreement on a final design of this foundational space, all reasonable efforts shall be made by the city staff and its consultants to minimize the costs to the hotel ownership of the design and construction work related to the establishment of this foundational space. As it is the intent of the rezone approval that the plaza's foundational space shall be established prior to the hotel opening for business, no Certificate of Occupancy shall be issued until the Administrative Officer is satisfied the plaza's foundational space is established. Once the plaza's foundational space is established, the City of West Lafayette shall be responsible for the costs of the design, construction and maintenance of the plaza itself and of the elements and features that shall fill the plaza space including but not limited to planters, landscaping, hardscape, signage, fountains, seating and lighting. The city staff and its consultants shall solicit comment from the hotel ownership on the final design of these plaza elements and features in order to achieve the goal of creating both a welcoming gateway to the city and an attractive focal point for the hotel."

Public Notice has been given that this petition will be heard before the West Lafayette Common Council at its September 3, 2013 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,



Sallie Dell Fahey
Executive Director

SDF/lmu

Enclosures: Staff Report & Ordinances

cc: Sanjay Patel, MHG Hotels
Daniel Teder
Dave Buck, West Lafayette Engineer
Shen LLC
Bert Herron, INDOT
Terri Griffin, INDOT
Vectren
Verizon
Comcast
American Suburban Water Company
Duke Energy